175.0	0005	0012.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	718,200 /	718,200
					USE VALUE:	718,200 /	718,200
					ASSESSED:	718,200 /	718,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		RUBLEE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHAH ANKIT GIRISH &
Owner 2:	AGARWAL ABHIRUCHI
Owner 3:	
Street 1:	33 RUBLEE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BERKOWITZ JONATHAN & -
Owner 2:	SWARTZ MALLARY I -
Street 1:	33 RUBLEE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,803 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1963, having primarily Vinyl Exterior and 1640 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5803.000	302,300		415,900	718,200
Total Card	0.133	302,300		415,900	718,200
Total Parcel	0.133	302,300		415,900	718,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 437.93 | /Parcel: 437.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 175.0-0005-0012.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	302,200	0	5,803.	415,900	718,100	718,100	Year End Roll	12/18/2019
2019	101	FV	259,100	0	5,803.	409,900	669,000	669,000	Year End Roll	1/3/2019
2018	101	FV	260,600	0	5,803.	314,900	575,500	575,500	Year End Roll	12/20/2017
2017	101	FV	260,600	0	5,803.	297,000	557,600	557,600	Year End Roll	1/3/2017
2016	101	FV	285,600	0	5,803.	273,300	558,900	558,900	Year End	1/4/2016
2015	101	FV	280,500	0	5,803.	255,500	536,000	536,000	Year End Roll	12/11/2014
2014	101	FV	186,600	0	5,803.	235,300	421,900	421,900	Year End Roll	12/16/2013
2013	101	FV	173,500	0	5,803.	235,300	408,800	408,800		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13677

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERKOWITZ JONAT	63224-586		1/29/2014		558,000	No	No		
MAHONEY WILLIAM	61106-233		1/31/2013	Change>Sale	522,000	No	No		
FOLEY PATRICIA-	60311-323		10/23/2012	Estate/Div	375,000	No	No		
	10385-427		10/17/1963			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/4/2013	481	Manual	2,209	C				
1/11/2013	48	Heat App	6,000	C				
11/6/2012	1454	Redo Kit	29,000	C				
9/16/1998	660	Manual	4,000					VINYL SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
6/29/2018	Meas/Inspect	BS	Barbara S
5/14/2015	SQ Returned	MM	Mary M
6/12/2013	Info Fm Prmt	EMK	Ellen K
5/16/2013	Info Fm Prmt	EMK	Ellen K
4/30/2013	Info Fm Prmt	EMK	Ellen K
10/23/2008	Meas/Inspect	163	PATRIOT
3/24/2000	Inspected	264	PATRIOT
12/21/1999	Mailer Sent		
12/14/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5803		Sq. Ft.	Site		0	70.	1.02	6									415,862						415,900	

Total AC/HA: 0.13322 | Total SF/SM: 5803 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 415,862 | Spl Credit | Total: 415,900

USER DEFINED

User Acct	117554
GIS Ref	
GIS Ref	
Insp Date	06/29/18
!13677!	
Prior Id # 1:	117554
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/11/20	03:36:04

LAST REV

Date	Time
08/08/18	14:02:02
apro	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	15 - Carpet	40	%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.02612007
Adj $ / SQ:	131.600
Other Features:	90576
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	338946
Depreciation:	36606
Depreciated Total:	302339

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	1		HB	1			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

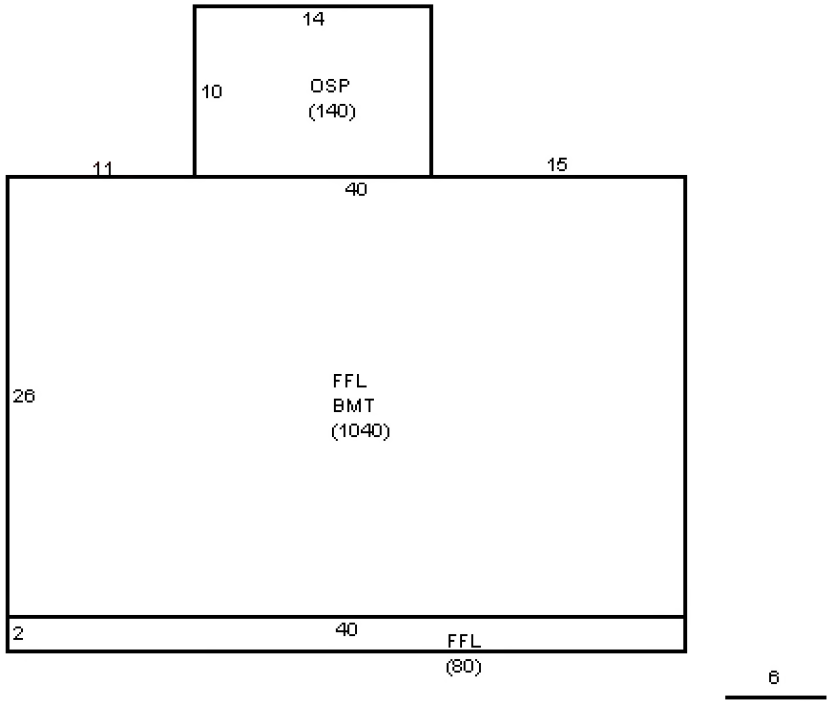
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	144.76
Special Features:	0	Val/Su Net:	131.43
Final Total:	302300	Val/Su SzAd	269.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,120	131.600	147,392
BMT	Basement	1,040	63.170	65,695
OSP	Screen Porch	140	31.930	4,470

Net Sketched Area:	2,300			Total:	217,557
Size Ad	1120	Gross Are	2300	FinArea	1640

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

175.0-0005-0012.A

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	